


STATE OF ALABAMA)
 :
COUNTY OF SHELBY)


20130812000328520 1/6 \$233.50
Shelby Cnty Judge of Probate, AL
08/12/2013 03:14:13 PM FILED/CERT

QUITCLAIM DEED

THIS QUITCLAIM DEED (this "Deed") is made and entered into as of the 24th day of June, 2013, by **RIVERWOODS PROPERTIES, LLC**, an Alabama limited liability company ("Grantor"), in favor of **RIVERWOODS ASSOCIATION, INC.**, an Alabama nonprofit corporation ("Grantee").

R E C I T A L S:

Grantor is the "Developer", as defined in the Amended and Restated Declaration of Covenants, Conditions and Restrictions dated February 12, 2002, and recorded as Instrument No. 20070917000435160 in the Office of the Judge of Probate of Shelby County, Alabama, as amended from time to time. *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to them in the Declaration.*

Grantee is the "Association", as defined in the Declaration.

Pursuant to Section 3.04(b) of the Declaration, Grantor desires to transfer to the Association the hereinafter described real property as part of the Common Areas under the Declaration (subject to the reservation of rights set forth herein pursuant to which Grantor will reserve the right to continue to use and enjoy the same and subject to the restrictions hereinafter set forth.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby REMISE, RELEASE, QUITCLAIM AND TRANSFER to Grantee all of Grantor's right, title and interest, if any, in and to that certain real property (collectively, the "Real Property") situated in Shelby County, Alabama which is more particularly described in **Exhibit A** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD to Grantee, its successors and assigns, forever, subject to the following terms and conditions:

1. Notwithstanding anything provided in this Deed to the contrary, the rights and interests, if any, in and to the Real Property conveyed by Grantor to Grantee herein are conveyed subject to the terms and provisions of Paragraph 2 below and the rights and interests of any and all third parties who may have any interests (whether via easements, use agreements or otherwise) in or to any of the Real Property or the use of the same. All of the Real Property constitutes Common Areas, as currently defined in the Declaration, and, regardless of whether the current definition of Common Areas is subsequently amended or modified, the Real Property

Shelby County, AL 08/12/2013
State of Alabama
Deed Tax: \$204.50

may not be used or developed for any other purpose or use other than as Common Areas, as such term is presently defined in the Declaration.

2. Grantor does hereby expressly reserve and retain, forever, for itself and its successors and assigns, all rights, easements and benefits set forth in the Declaration, including, without limitation, all rights in, to and under Sections 2.02, 2.05 and 2.06 of the Declaration and Sections 3.01 through 3.09, inclusive, of the Declaration, which rights shall continue in full force and effect and may be exercised from time to time and at any time by Grantor as provided in the Declaration.

3. The Real Property is transferred and conveyed to Grantee in its "AS IS", "WHERE IS" CONDITION AND WITH ALL FAULTS", WITHOUT REPRESENTATION OR WARRANTY, EITHER EXPRESS OR IMPLIED, and GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES, EITHER EXPRESS OR IMPLIED, REGARDING THE PHYSICAL CONDITION, HABITABILITY, SUITABILITY, FITNESS FOR A PARTICULAR USE, MERCHANTABILITY, WORKMANSHIP OR QUALITY OF THE REAL PROPERTY OR AS TO ANY OTHER MATTERS OF ANY NATURE WHATSOEVER.

4. This Deed may not be modified or amended except by a written instrument executed by both Grantor and Grantee.

IN WITNESS WHEREOF, Grantor HAS caused this Deed to be executed as of the day and year first above written.

GRANTOR:

RIVERWOODS PROPERTIES, LLC, an
Alabama limited liability company

By: P.Z., INC. an Alabama corporation,
Its Managing Member

By: _____

Its: _____



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STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Kendall C. Zettler, whose name as President of P.Z., Inc., an Alabama corporation, as Managing Member of RIVERWOODS PROPERTIES, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date for and as the act of such corporation in its capacity as Managing Member of the aforesaid limited liability company.

Given under my hand and official seal, this the 24 day of June, 2013.

Rebecca Denise Semmes
Notary Public
My Commission Expires: 4/19/14

[NOTARIAL SEAL]

This instrument prepared by and
upon recording should be returned to:
Stephen R. Monk, Esq.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, Alabama 35203
(205) 521-8429



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EXHIBIT A

Legal Description

A. Any real property designated as “Common Area” on any of the following subdivision plats:

1. Amended Map of Riverwoods First Sector, as recorded in Map Book 29, Page 120 in the Office of the Judge of Probate of Shelby County, Alabama (the “Probate Office”).

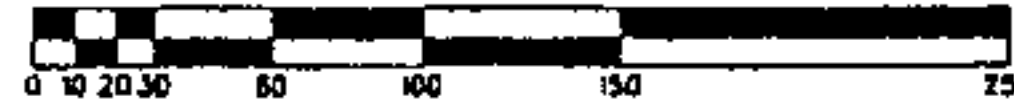
SITUATED IN THE S.W. 1/4 AND THE S.E. 1/4 OF
SECTION 17, TOWNSHIP 20 SOUTH, RANGE 3 WEST
SHELBY COUNTY, ALABAMA

SCALE: 1" = 60' OCTOBER, 2001

WALTER SCHOEL ENGINEERING COMPANY, INC.

1001 22ND STREET SOUTH
BIRMINGHAM, ALABAMA 35205
(205) 323-6166

GRAPHIC SCALE



Inst # 2000-19186
04/25/2002-19186
09:52 AM CERTIFIED
NEW YORK OFFICE OF POLICE

STATE OF ALABAMA
CITY OF HELENA

The undersigned, Joseph F. Bruegner, Jr., a Licensed Land Surveyor, State of Alabama and Riverways Properties, LLC, Owner, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said survey and this plat or map was made at the instance of said Owner, and that said plat or map was made in accordance with the laws shown therein and known or to be known as RIVERWAYS FIRST SECTION showing the subdivisions into which it is proposed to divide said lands, giving the bearings, distances, and other data necessary to define the boundaries showing the streets, alleys, and public grounds, giving the bearings, width, length and name of each street, as well as the number of each lot and block, and showing the relation of the same to the streets, alleys and public grounds, and that the same are true and correct and that the same have been installed at all lot corners and curve points as shown and designed by said owner or his agent on said plat or map. Said Owner also certifies that the same are true and correct and that the same are not subject to any mortgage.

October 22, 2001

WALTER SCHOEL ENGINEERING COMPANY, INC.

Joseph F. Breighner, Jr., A.D. License No. 17510

RIVERWOOD PROPERTIES, LLC, OWNER
4922 Stonehenge Road
Birmingham, Alabama 35242

STATE OF ALABAMA
CITY OF HELENA

I, Benny D. Hanson, as Notary Public in and for said County and State, do hereby certify that Joseph F. Brathner, Jr., whose name is signed to the foregoing certificate as Surveyor, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Surveyor, with full authority.

Given under my hand and seal this 28TH day of DECEMBER 2001.

Benny D. Simpson
Notary Public

STATE OF ALABAMA
CITY OF MOBILE

County and State of Illinois as Notary Public in and for said County and State of Illinois do hereby certify that Charity R. Hogg whose name as Gifted Husband of RIVERDOW PROPERTIES, LLC, is signed to the foregoing certificate as Owner, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, he executed the same voluntarily as such Owner, with full authority.

Given under my hand and seal this 12th day of February 2001.

 Charlene Hogg
 Notary Public

APPROVED: [Signature] DATE: 2-6-02

_____ C. L. K. _____ 4/7/02

Page 10

004 161

3/1/88 12 35-1

APPROVED: [Signature]
For Recording Purposes only

File: R00031.d

NOTE:
This map intended to add street names, numbers, names and street to streetmap.

Notes: 1. Contractor/owner/developer is responsible for providing building sites free of drainage problems.

2. Shelby County is not responsible for the maintenance of any drainage easements shown on this plat.

3. This property is partially located in flood Zone A10 as shown on the latest Federal Insurance Rate Map Panel No. 010101 0050 2, dated September 16, 1982.

4. The storm and sanitary sewer easements depicted by this plat are provided for the construction of these facilities and the location of the centerlines of these facilities is shown on other sheets of this plat.

5. Building setback lines shall be a minimum of 1.5' along side and 25' along rear.

JOB NO. 00-094
FIELD BOOK NO. 202, 2036, 2038
FILENAME : RIVWDREC.DGN

Cahoba Falls
Map Book 17 Page 79

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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Riverwoods Properties LLC Grantee's Name Riverwoods Association Inc
 Mailing Address 5 Riverchase Ridge Mailing Address 5 Riverchase Ridge
Suite 200 Suite 200
Bham AL 35244 Bham AL 35244

Property Address "Common Areas" Date of Sale _____
Riverwoods First Sector Total Purchase Price \$ 10.99
13.4.17.0.0002.022.0000 or
 Actual Value \$ 204,400
 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 8/12/13

Print Tracy Farley

Sign Tracy Farley

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

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